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2222134049

CERTIFICATE OF COMPLETION

Doc# 2222134049 Fee \$38.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YAREROUGH

COOK COUNTY CLERK

DATE: 08/09/2013 12:07 PM PG: 1 OF 4

(the above space is for Recorder's use only)

PURSUANT TO Section 12 of the Agreement for the Sale and Redevelopment of Land ("Redevelopment Agreement") by and between Thomas and Lisa Moro ("Developer") and the City of Chicago, an Illinois municipal corporation (the "City"), dated June 17, 2009, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 0917418063, on June 23, 2009, by and through the City's Department of Housing and Economic Development (f/k/a the Department of Community Development), hereby certifies as follows:

Completion of the Project: Developer has satisfied its obligation to construct, on the property legally described in Exhibit A hereto, the Project, as defined in the Redevelopment Agreement and in Exhibit B hereto, in accordance with the terms of the Redevelopment Agreement.

Other provisions of the Redevelopment Agreement: No waiver; except with respect to the terms of the Redevelopment Agreement specifically related to the Developer's obligation to complete construction of the Project, which the City hereby certifies have been satisfied:

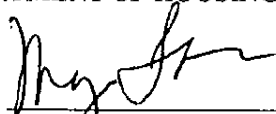
All executory terms and conditions of the Agreement and all representations and covenants contained therein remain in force and effect; and,

The issuance of this Certificate of Completion shall not be construed as a waiver by the City of any of its rights and remedies pursuant to such executory terms.

IN WITNESS WHEREOF, the City has caused this Certificate of Completion to be executed on or as of the 26th day of Aug., 2013.

CITY OF CHICAGO
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

By:



Mary T. Bonome
Deputy Commissioner

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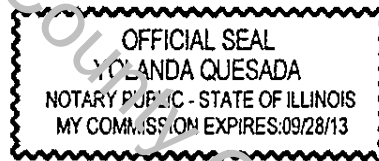
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Yolanda Quesada, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Mary T. Bonome, personally known to me to be a Deputy Commissioner of the Department of Housing and Economic Development of the City of Chicago ("City"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument pursuant to the authority given to her by the City, as her free and voluntary act and as the free and voluntary act of the City, for the purposes therein set forth.

GIVEN under my hand and official seal this Aug. 26, 2013.

Yolanda Quesada
Notary Public

My Commission expires 9.28.2013



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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

That part of the Subdivision of Lots 26 to 39, inclusive, of Pollock's Subdivision of 4 acres in the South Half of the Southeast Quarter of Section 12, Township 39 North, Range 13, East of the Third Principal Meridian, and Lots 3 to 6, inclusive of Half Acre in said Southeast Quarter, and also Lots 66 and 67 and the West 8 feet of Lot 65 and 68 in said Southeast Quarter, and also Lots 66 and 67 and the West 8 feet of Lot 65 and 68 in C.G.E. Prussings Subdivision of Southwest Block of 33.81 acres in the South Half of the Southeast Quarter of said Section 12, described as follows:

Beginning at the Southwest corner of said Subdivision; thence North 90 degrees 00 minutes 00 seconds West along the South line of said Subdivision 201.64 feet; thence North 0 degrees 16 minutes 29 seconds West 126.09 feet to the South line of a vacated East-West alley; thence South 89 degrees 58 minutes 17 seconds East along the South line of a vacated alley 201.67 feet to the East line of said Subdivision; thence South 0 degrees 16 minutes 08 seconds East along the East line of said Subdivision 125.99 feet to the Point of Beginning, in Cook County, Illinois.

Parcel 2:

Lots 69 through 73, both included, and the West 2.00 feet of Lot 74, in C.G.E. Prussings Subdivision of Southwest Block 1 of 33.81 acres in the South Half of the Southeast Quarter of Section 12, Township 39 North, Range 13 of the Third Principal Meridian, in Cook County, Illinois.

Note: The vacated alley referenced in this legal description is not conveyed herewith.

Commonly known and numbered as: 2536 - 68 West Madison Street
Chicago, Illinois 60607

Permanent Index Numbers: 16-12-427-007-0000 (partial)
16-12-427-049-0000
16-12-427-050-0000
16-12-427-064-0000

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EXHIBIT B

NARRATIVE DESCRIPTION OF PROJECT

The Property, located at 2536-48 West Madison Street, Chicago, Illinois, is comprised of four (4) vacant City parcels measuring approximately 43,296 square feet and situated within the boundaries of the Midwest Tax Increment Financing Redevelopment Project Area upon which the Developer intends to develop a three (3) story, 60,000 square foot building to house an ice rink facility which shall be used for the youth Chicago Jets Hockey Club and adult hockey leagues and also is slated to become the new practice facility for Chicago's NHL hockey team, the Chicago Blackhawks. The Developer will enter into a five (5) year lease with the Chicago Blackhawks for an annual rental amount \$300,000.

The constructed building will be LEED-certified and contain a 50% green roof. Rain water retention and water collection are also planned on site. The building shall contain an entry lobby on West Madison Street dedicated to pedestrian access. The eastern portion of the site shall be dedicated to vehicular traffic and contain a turn-about driveway area. The north end of the driveway area will include an overhead door leading to underground parking that shall accommodate 63 parking spaces with handicapped parking slated to be placed adjacent to the main elevator.

The project will generate 21 on-site permanent (3 full-time and 18 part-time) jobs and 56 temporary construction jobs, subject to the City's resident employment requirements set forth in the Agreement.

The Developer has agreed, until the date the Redevelopment Plan expires, to provide thirty (30) free Learn To Skate classes and free facility time to Chicago Public Schools teams each quarter throughout the school year to local residents and schools.